MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
February 22, 2024
7:00 PM - Council Chambers
https://www.youtube.com/watch?v=yM89hvDLC5Y

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Francis Alaimo called the meeting to order at 7:00PM. Chair Alaimo appointed Commissioner Terrence Lynch as Acting Chair for the meeting.

2. FIRE EVACUATION ANNOUNCEMENT

-Announced

3. ROLL CALL

Present: Francis Alaimo, Christian D'Antonio, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch, Patrick Hooper, Walter Kruzel

Absent: Also, present were Director of Planning, Laurie Whitten; Assistant Planner, Matt Davis; and Recording Secretary, Sandie Barone.

4. APPROVAL OF MINUTES

A. February 8, 2024

MOTION # by: Walter Kruzel seconded: Kenneth Hilinski to accept the minutes.

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Commissioners Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None.

5. TOWN ATTORNEY REPORT

-None

6. ZONING ENFORCEMENT OFFICER'S REPORT

-None

7. PUBLIC PARTICIPATION

-None

8. BOND RELEASE(S)

MOTION by: Walter Kruzel **seconded:** Kenneth Hilinski to add item **SPR# 1872 - 109 Elm Street** - Golden Nozzle Car Wash Bond Release

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None.

SPR# 1872 - 109 Elm Street - Golden Nozzle Car Wash - "Erosion & Sediment" control bond in the amount of $4,500.00 and "Pavement Bond" in the amount of $28,100.00

MOTION by: John Petronella **seconded:** Kenneth Hilinski to approve the bond release for **SPR# 1872**

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None.

9. AUTHORIZATION FOR ADMINISTRATIVE APPROVALS

-None

10. DIRECTOR OF PLANNING REPORT

Director Whitten asked the Commissioners to think about what they may need for paper copies in their packets moving forward. The department is over budget on paper and since the Commissioners all have tablets, she would like to get a sense of what can be forwarded to them electronically. They will, however, continue to receive hard copies of site plans. She also discussed training and that all members would be responsible for completing 4 credits of training. She would send out information to all members.

All Sports Village at 100 Bright Meadow Blvd. will be a public hearing on March 5, 2024. She anticipates an application in front of this Commission in the near future.

On a sad note, Matt Davis will be leaving the Department of Planning and Zoning. His last day will be on Thursday, February 29, 2024. He will be starting a new job closer to home. He will be greatly missed as he has been a huge asset to the department.

Francis Alaimo asked about receiving a certificate for attending training.

Director Whitten stated that they are not doing certificates, its based on the honor system.

He also asked about the issues with Artioli Dodge? Director Whitten said there is an application from them to be received tonight.

11. OUTSIDE CORRESPONDENCE

-None

12. COMMISSIONER'S CORRESPONDENCE

Commissioner Francis Alaimo brought up that one of the Commissioners spoke at the Town Council meeting. This member said he was speaking as a citizen of Enfield and not as a Commissioner of PZC. Mr. Alaimo stated that he believes you cannot un-appoint yourself. He wanted to use this opportunity as training or to get some training on this. He feels that we should be careful what we say.

Commissioner Christian D'Antonio, identified himself as the Commissioner that spoke at the Town Council meeting. He said he addressed the Town Council during public participation on matters of parking. Mr. D'Antonio informed the Commissioners about what he discussed at the Town Council meeting and if he overstepped then he is happy to talk about it. He believes that we should all be able to express our concerns in the community as well as in an official capacity.

13. CONTINUED PUBLIC HEARINGS

-None

14. NEW PUBLIC HEARINGS

A. **PH# 3088ZA** - Application to amend the Zoning Regulations to allow the use of Elderly Housing in HR-33 Zone under Table 4.20 and add new subsection under Section 4.40.3- Housing for the Elderly; Felician Sisters of North America Real Estate Trust, Applicant; Carl Landolina, Representative

TABLED- Unit March 14, 2024

B. **PH# 3089** – 558 & 566 Enfield St - Application for Special Use Permit for parking improvements per Sec 9 & 9.10.7; American Legion Post #80, Applicant; Town of Enfield & T M Realty, Owner; Map 33/Lot 001 & 002; R33 & BL44 Zones

MOTION by: Kenneth Hilinski **seconded:** Joseph Mule **to close the public hearing**

UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None.

MOTION by: John Petronella second: by Kenneth Hilinksi to approve **PH# 3089 - 558 & 566 Enfield Street -** Application for Special Use Permit for parking improvements.

UPON A ROLL CALL VOTE, the Chair declared the motion approved. Yes: Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None.

Professional Engineer Dana Steel from JR Russo and Richard Gorman from the American Legion were present at the meeting. Mr. Steele gave an overview on the application for parking improvements. Director Whitten stated the Town Engineer had no comments or concerns.

15. OLD BUSINESS

-None

16. NEW BUSINESS

A. **SPR# 1927 - 210 Moody Road** - Application Site Plan Review for a self-storage development; Top-Knot, LLC, Applicant/Owner; Map 100/Lot 0011; I-1 Zone

.**MOTION by: Kenneth Hilinski, seconded: John Petronella to table SPR# 1927 - 210 Moody Road**

<u>UPON A SHOW OF HANDS VOTE, the Chair declared the motion approved.</u> Yes: Commissioners, Francis Alaimo, Linda DeGray, Vinnie Grillo, Kenneth Hilinski, Joseph Mule, John Petronella, Terrence Lynch No: None Abstain: None

Meghan Hope, Attorney-Alter and Pearson, Glastonbury, CT and the applicant, JR Clisham, were present at the meeting to go over the application for the Site Plan Review for a self-storage development. Also in attendance was Jim Sakonchick, Professional Engineer. Ms. Hope went through her PowerPoint Presentation showing the plans for the project on the overhead. Mr. Sakonchick went through his portion of the presentation which included site and engineering features. Ms. Hope highlighted the architect of the office building, which resembles a barn. The second floor of the office is just an open attic, and it will remain as is. Ms. Hope went through the comments made by Matt Davis. She addressed those comments, the first comment concerning the barn on the property. The barn will remain untouched. The landscape buffer along Taylor Rd. they are willing to supplement with additional trees. They will do a site walk with staff during the summer to indicate the areas that could use the additional buffers. There is no outdoor car storage allowed on site, customers are not allowed to work on their cars in the units. There is no electricity in the units. There will be a moving truck on site that will be a complimentary truck for customers to use to move their belongings. The truck will be parked in front of the property during the day.

Matt Davis discussed the buffer requirements with the Commission. Signage will require a separate permit. Staff will talk to the Zoning Officer regarding the second floor.

Chair Lynch asked what type of maintenance would be done on the barn? If the barn is not used or maintained, it will fall apart. He has a concern with people working on their cars with battery-operated tools about how this will be policed and monitored.

JR Clisham explained that they have a manager on site six days a week, 9-6, and they have cameras on site. They address anyone not following the lease requirements. He addressed the barn, and they would do what they have to do to keep the barn standing. They will continue to maintain the barn.

Commissioner Grillo asked about lot 2 for buffer reasons along Taylor Rd, he would like to see trees not bushes as buffers.

Commissioner Hilinski asked if there was any future plans to do anything on the second floor of the office building. JR Clisham said that its unconditioned attic space. There is no plans for signage.

Commissioner Petronella asked if there is a detailed landscaping plan? He did not see one. Jim Sakonchicki said there is a sheet S4 that outlines Erossion Control and Landscaping plan which shows the graphics with the trees and shrubs that will be planted.

Commissiner DeGray asked if a condition can be added that no auctions be held on the property. JR said that could be a condition that there will be no auctions or tag sales.

Commissioner D'Antonio asked about sidewalks being installed on Taylor Rd in this development.

Matt Davis addressed the question, the sidewalk was a requirement of the subdivision, but under this application as a site plan review it is not a requirement. However, he went on to further explain how if falls under a the subdivision approval and that Top Knot has 5 years to install the sidewalk. The applicant did agree to install the sidewalks but he is not required to.

17. OTHER BUSINESS

-None

18. APPLICATIONS TO BE RECEIVED

1. **SPR# 1932 – 525 Enfield Street – Artioli Dodge Site Plan Modification (SPR# 1929)** to split the site into two phases to allow for occupancy prior to final completion; 525 Enfield Street, LLC, Applicant/Owner; Map 33/Lot 263-267; BG Zone
2. **SPR# 1933 – 7 Pearson Way – Simpson Strong Tie Site Plan Modification (SPR# 1915)** to expand parking by 30 spaces shown as deferred under prior approval; Pearson Enfield Development Co., Inc., Applicant/Owner; Map 75/Lot 42; I-1 Zone

19. OPPORTUNITIES/UNRESOLVED ISSUES

-None

20. EXECUTIVE SESSION

-None

21. ADJOURNMENT

MOTION by: Walter Kruzel, seconded: Linda DeGray to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared the motion adopted unanimously, and the meeting stood adjourned at 8:26pm.

Respectfully submitted,

John Petronella — Sandie Barone

Secretary — Recording Secretary